

ORDINANCE NO. 2005-006

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY; PROVIDING AN EXCLUSIVE METHOD OF VOLUNTARY ANNEXATION; PROVIDING PURPOSE; PROVIDING FOR AUTHORITY; PROVIDING FOR TERRITORY EMBRACED; PROVIDING DEFINITIONS; PROVIDING FOR PETITION FOR VOLUNTARY ANNEXATION; PROVIDING FOR REQUIREMENTS OF AREA TO BE ANNEXED; PROVIDING FOR NOTIFICATION TO COUNTY AND REPORT TO MUNICIPALITY; PROVIDING FOR PREREQUISITES TO ANNEXATION IN UNINCORPORATED PROTECTION AREA; PROVIDING FOR PROCEDURES AND CRITERIA FOR ANNEXATION IN UNINCORPORATED PROTECTION AREA; PROVIDING FOR PROCEDURES FOR ANNEXATION IN UNINCORPORATED RURAL NEIGHBORHOODS; PROVIDING FOR ADOPTION OF ANNEXATION ORDINANCES BY MUNICIPALITIES; PROVIDING FOR DESIGNATION OF UNINCORPORATED RURAL NEIGHBORHOODS; PROVIDING FOR APPEALS; PROVIDING FOR THE EFFECT OF ANNEXATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CAPTIONS; PROVIDING AN EFFECTIVE DATE;

WHEREAS, Section 1(c), Article VIII of the Constitution of the State of Florida provides that by general law a county government may be established by charter; and

WHEREAS, the voters of Palm Beach County adopted the Charter of Palm Beach County on November 6, 1984, effective January 1, 1985; and

WHEREAS, the Charter of Palm Beach County provides that the Board of County Commissioners may propose a charter amendment by ordinance subject to voter approval; and

WHEREAS, Sec. 171.044(4), Florida Statutes provides authority for a charter county to provide for an exclusive method of voluntary annexation in its charter; and

WHEREAS, on November 2, 2004 the electors of Palm Beach County approved a charter amendment which authorized the County to establish by ordinance the exclusive method for voluntary annexation of property by a municipality within Palm Beach County, Florida; and

WHEREAS, annexation of unincorporated area by the incorporated municipalities is an on-going significant occurrence that has important growth management and service

delivery implications to the unincorporated county, the incorporated municipalities, and the citizenry; and

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, deems it to be in the best interests of the citizens of Palm Beach County to implement a more rational, uniform, and clear method for voluntary annexation on a countywide basis in order to address the inadequacies, inequities, inefficiencies, and unpredictability of the current voluntary annexation process; and

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida supports the opportunity for input by property owners in unincorporated Palm Beach County who are affected by proposed annexations, but are not given an adequate forum for input under the current voluntary annexation process; and

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, declares it essential to a well-planned and balanced system of governance in Palm Beach County that the method of annexation provided for in this ordinance and charter amendment constitutes the exclusive means by which voluntary municipal annexation may occur in Palm Beach County.

WHEREAS, it is the intent of the Board of County Commissioners that this ordinance shall be no more restrictive than general law for the substantive requirements of annexation outside the unincorporated protection area.

NOW, THEREFORE, BE IT ORDAINED BY the Board of County Commissioners of Palm Beach County, Florida:

Section 1. Purpose

The purposes of this ordinance are to set forth procedures for adjusting the boundaries of municipalities within Palm Beach County through an exclusive method of voluntary annexation and to set forth criteria for determining when voluntary annexations may take place so as to:

- (1) Ensure sound urban development and to accommodate growth.
- (2) Establish uniform standards for the adjustment of municipal boundaries.
- (3) Ensure the efficient provision of urban services to areas that become urban in character.
- (4) Ensure that areas are not annexed unless municipal services can be provided to those areas.

Section 2. Authority

This ordinance is promulgated pursuant to the home rule powers of Palm Beach County, Florida, and section 171.044(4), F.S. (2003), and as a county ordinance, pursuant to the provisions of the County Charter that authorizes the County to adopt by ordinance the exclusive method for voluntary municipal annexation.

Section 3. Territory Embraced

This ordinance shall be effective countywide. To the extent that this ordinance conflicts with a municipal ordinance, this ordinance shall prevail.

Section 4. Definitions (Note: Definitions 1-8 are unchanged from Sec. 171.031, Fla. Stat. (2004))

The following terms and phrases shall have the following meanings, unless some other meaning is plainly indicated:

(1) "Annexation" means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

(2) "Compactness" means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in Palm Beach County shall be designed in such a manner as to ensure that the area will be reasonably compact.

(3) "Contiguous" means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing herein shall be construed to allow local rights-of-way, utility easements, railroad rights-

of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision or provisions of special law or laws prohibit the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this ordinance.

(4) "Municipality" means a municipality created pursuant to general or special law authorized or recognized pursuant to section 2 or section 6, Art. VIII of the Constitution of the State of Florida.

(5) "Enclave: means:

- a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
- b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

(6) "Parties affected" means any persons or firms owning property in, or residing in, either a municipality proposing annexation or contraction or owning property that is proposed for annexation to a municipality or any governmental unit with jurisdiction over such area.

(7) "Qualified voter" means any person registered to vote in accordance with law.

(8) "Urban services" means any services offered by a municipality, either directly or by contract, to any of its present residents.

(9) "Unincorporated Protection Area" means all unincorporated lands located outside of the Urban Service Area as established by the Palm Beach County Comprehensive Plan.

(10) "Board" means the Board of County Commissioners of Palm Beach County, Florida.

(11) "County" means Palm Beach County, Florida.

(12) "Exurban Tier" means the area identified as Exurban Tier in Map LU.1.1, "Managed Growth Tier System," in the Map Series of the Palm Beach County Comprehensive Plan.

(13) “Rural Tier” means the area identified as Rural Tier in Map LU1.1, “Managed Growth Tier System” in the Map Series of the Palm Beach County Comprehensive Plan.

(14) “Voluntary Annexation” means annexation initiated by petition of the owner or owners of real property in the unincorporated area of Palm Beach County.

Section 5. Petition for Voluntary Annexation

(1) The owner or owners of real property in an unincorporated area of Palm Beach County which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

Section 6. Requirements for area to be annexed

Property may only be annexed by a municipality under the voluntary annexation method set forth herein if it meets the following standards:

- (1) The area to be annexed is contiguous to the municipality and is reasonably compact.
- (2) The annexation does not create an enclave.
- (3) The area to be annexed is not located in whole or part in another municipality.

Section 7. Notification to County and Report to Municipality

(1) Within ten (10) calendar days of receipt of a voluntary annexation petition that bears the signatures of all owners of property in the area proposed to be annexed, the annexing municipality shall submit a copy of the said petition to the County Administrator and the County Planning Director.

(2) Within twenty-one (21) calendar days of receipt of the petition, the County Planning Director shall provide written notice to the annexing municipality stating whether the subject annexation is located within the Unincorporated Protection Area and if any inconsistencies with the annexation requirements of this ordinance have been identified. If the subject annexation is located within the Unincorporated Protection Area, the notification to the municipality shall also identify whether the subject annexation is part of an Unincorporated Rural Neighborhood.

(3) If the property has not been identified in the written notice in subsection 2 as being in the Unincorporated Protection Area, the municipality may proceed to adopt an

ordinance annexing the property if the annexation is consistent with the requirements of this Ordinance.

Section 8. Prerequisites to Annexation in Unincorporated Protection Area

(Note: With the exception of 1(b), 1(c)(2), and 1(c)5, the content of the report described below is taken from the requirements of the report required in Sec. 171.042 , Fla. Stat. (2004)

(1) For any annexation identified pursuant to Section 7 as within the Unincorporated Protection Area, prior to commencing the annexation adoption procedures under Section 11 of this Ordinance, the governing body of the municipality shall prepare a report setting forth the plans to provide urban services to the area to be annexed, and the report shall include the following:

(a) A map or maps of the municipality and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed.

(b) A statement certifying that the area to be annexed meets the criteria in Section 6 of this ordinance.

(c) A statement setting forth the plans of the municipality for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation. Specifically, such plans shall:

1. Provide for extending urban services except as otherwise provided herein to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality prior to annexation.

2. Identify the provider of water and sewer services for the area to be annexed so that, if such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service.

3. If extension of major trunk water mains and sewer mains into the area to be annexed is necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.

4. Set forth the method under which the municipality plans to finance extension of services into the area to be annexed.

5. If identified, set forth the uses proposed for the land including density and intensity.

(2) Prior to commencing the annexation adoption procedures under Section 11 of this Ordinance for property located in the Unincorporated Protection Area, the governing body of the municipality shall file a copy of the report required by this section with the County Administrator and the County Planning Director.

Section 9. Procedures and Criteria for Annexation in Unincorporated Protection Area

(1) Voluntary annexation in an Unincorporated Protection Area requires approval by an affirmative vote of at least five members of the Board of County Commissioners.

(2) The Board of County Commissioners shall consider and make a determination on a proposed annexation located within the Unincorporated Protection Area not within an Unincorporated Rural Neighborhood within sixty (60) days after submission of the report required in Section 8 of this ordinance.

(3) The Board of County Commissioners shall consider the following criteria when making a determination on the approval of a proposed annexation located within the Unincorporated Protection Area:

a) whether the proposed annexation meets the criteria in Section 6 of this Ordinance.

b) whether future land uses, if proposed, for the area to be annexed:

1) are compatible and consistent with the surrounding land uses; and

2) would negatively impact the County's Long Range Transportation Plan;

c) whether the proposed extension of urban services to the area to be annexed represents an efficient provision of urban services;

d) the extent to which deed restrictions, or restrictive covenants, if proposed, address issues related to the annexation.

(4) The County Planning Director will provide written notice to the municipality regarding the Board of County Commissioners determination regarding a

proposed annexation within the Unincorporated Protection Area within ten (10) days of action by the Board.

Section 10. Annexation in Unincorporated Rural Neighborhood

(1) Voluntary annexation in an Unincorporated Rural Neighborhood requires approval by an affirmative vote of at least five members of the Board of County Commissioners and a majority of the registered electors residing within the boundaries of the unincorporated rural neighborhood voting on the question.

(2) The Board of County Commissioners shall consider and make a determination on a proposed annexation located within an Unincorporated Rural Neighborhood within forty-five (45) days of the certified vote of the electors of the affected Unincorporated Rural Neighborhood approving the annexation.

(3) The annexing municipality shall obtain a certified vote of the electors of the affected Unincorporated Rural Neighborhood by scheduling a referendum by the adoption of the annexation ordinance:

(a) The referendum on annexation shall be held at the next regularly scheduled election following the final adoption of the ordinance by the governing body of the annexing municipality or at a special election called for the purpose of holding the referendum. However, the referendum, whether held at a regularly scheduled election or at a special election, shall not be held sooner than 30 days following the final adoption of the ordinance by the governing body of the annexing municipality scheduling the referendum.

(b) The governing body of the annexing municipality shall publish notice of the referendum on annexation at least once each week for 2 consecutive weeks immediately preceding the date of the referendum in a newspaper of general circulation in the area in which the referendum is to be held. The annexing municipality shall submit a copy of the notice to the County Planning Director at the time the notice is first published. The notice shall give the ordinance number, the time and places for the referendum, and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

(c) On the day of the referendum on annexation there shall be prominently displayed at each polling place a copy of the ordinance proposing the annexation and a description of the property proposed to be annexed. The description shall be by metes and bounds and shall include a map clearly showing such area.

(d) Ballots or mechanical voting devices used in the referendum on annexation shall offer the choice "For annexation of property described in ordinance number _____ of the City of _____" and "Against annexation of property described in ordinance number _____ of the City of _____" in that order.

(e) If there is any majority vote against annexation, the annexation shall not be forwarded to the Board of County Commissioners for consideration and the area or any part of the area proposed to be annexed shall not be the subject to a voluntary annexation ordinance by the annexing municipality for a period of 2 years from the date of the referendum on annexation.

(f) If there is a majority vote for the annexation, the annexation shall be forwarded to the Board of County Commissioners for consideration. The Board of County Commissioners may approve the annexation by an affirmative vote of at least five members of the Board.

Section 11. Adoption of Annexation Ordinances by Municipalities

(1) Upon the requirements of this ordinance being met, and upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a non-emergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper of general circulation published in Palm Beach County. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk. An ordinance annexing property located in the Unincorporated Protection Area, but not

located in an Unincorporated Rural Neighborhood, shall contain language that the ordinance shall not become effective until approved by the affirmative vote of at least five members of the Board of County Commissioners. An ordinance annexing property located in an Unincorporated Rural Neighborhood shall contain language that the ordinance shall not become effective until approved by the certified vote of the electors of the affected Unincorporated Rural Neighborhood as set forth in this ordinance and approved by the affirmative vote of at least five members of the Board of County Commissioners.

(2) Upon publishing or posting the ordinance notice required under this section, the governing body of the municipality must provide a copy of the notice, via certified mail, to the County Administrator, and the County Planning Director. Violation of the notice provision provided in this ordinance can be the basis of a cause of action invalidating the annexation.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court, the County Administrator, the County Planning Director and the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

Section 12. Designation of Unincorporated Rural Neighborhoods

(1) Areas Eligible for Designation as Unincorporated Rural Neighborhoods in this or subsequent ordinances are recorded subdivisions and antiquated subdivisions as defined in the Palm Beach County Comprehensive Plan located in the exurban or rural tiers of the Palm Beach County Comprehensive Plan and other residential neighborhoods located in the exurban and rural tiers with at least 25 dwelling units as of January 1, 2005.

(2) The following communities are designated Unincorporated Rural Neighborhoods:

Palm Beach Country Estates, Trailwood, Caloosa, Jupiter Farms, Stonewal Estates (AKA- Bayhill Estates), The Acreage, Kramer's U/R (AKA – Rustic Lakes), Osprey Isles, Loxahatchee Groves, Deer Run, Sunny Urban Meadows, Fox Trail, Deer Run Plat 2, Las Flores Ranchos, Entrada Acres, Mandell, Santa Rosa Groves, Tall Pine Acres U/R, Waite Sub U/R, Canal Pine Acres, Dellwood Estates, White Fence Estates, Homeland.

(3) A map identifying the locations of the Unincorporated Rural Neighborhoods is attached to this ordinance as Exhibit 1.

(4) Descriptions of the locations of the Unincorporated Rural Neighborhoods are attached to this ordinance as Exhibit 2.

Section 13.

(1) For annexations of property not located in the Unincorporated Protection Area, no later than 30 days following the passage of an annexation ordinance, any party affected who believes that he or she will suffer material injury by reason of the failure of the municipal governing body to comply with the procedures set forth in this ordinance for annexation or to meet the requirements established for annexation as they apply to his or her property may file a petition in the circuit court of the Fifteenth Judicial Circuit seeking review by certiorari. In any action instituted pursuant to this section, the complainant, should he or she prevail, shall be entitled to reasonable costs and attorney's fees.

(1) For properties located in the Unincorporated Protection Area, no later than 30 days after the approval of the annexation by the Board of County Commissioners pursuant to this ordinance, any party affected who believes that he or she will suffer material injury by reason of the failure of the municipal governing body to comply with the procedures set forth in this ordinance for annexation or to meet the requirements established for annexation as they apply to his or her property may file a petition in the circuit court of the Fifteenth Judicial Circuit seeking review by certiorari. In any action instituted pursuant to this section, the complainant, should he or she prevail, shall be entitled to reasonable costs and attorney's fees.

Section 14. Effect of Annexation (Section 14 is unchanged from Sec. 171.062, Fla. Stat. 2004)

(1) An area annexed to a municipality shall be subject to all laws, ordinances, and regulations in force in that municipality and shall be entitled to the same privileges and benefits as other parts of that municipality upon the effective date of the annexation.

(2) The area annexed shall be subject to the county land use plan and county land development code and these regulations shall remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

(3)(a) A party that has an exclusive franchise which was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the franchise term, whichever is shorter, if:

1. The franchisee provides, if the annexing municipality requires, a level of quality and frequency of service which is equivalent to that required by the municipality in other areas of the municipality not served by the franchisee, and
2. The franchisee provides such service to the annexed area at a reasonable cost. The cost must include the following as related to providing services to the annexed area:
 - a. Capital costs for land, structures, vehicles, equipment, and other items used for solid waste management;
 - b. Operating and maintenance costs for solid waste management;
 - c. Costs to comply with applicable statutes, rules, permit conditions, and insurance requirements;
 - d. Disposal costs; and
 - e. A reasonable profit.

If the municipality and the franchisee cannot enter into an agreement as to such cost, they shall submit the matter of cost to arbitration.

(b) A municipality, at its option, may allow the franchisee to continue providing services pursuant to the existing franchise agreement.

(c) A municipality may terminate any franchise if the franchisee does not agree to comply with the requirements of paragraph (a) within 90 days after the effective date of the proposed annexation.

(5) A party that has a contract that was in effect for at least 6 months prior to the initiation of an annexation to provide solid waste collection services in an unincorporated area may continue to provide such services to an annexed area for 5 years or the remainder of the contract term, whichever is shorter. Within a reasonable time following a written request to do so, the party shall provide the annexing municipality with a copy of the pertinent portion of the contract or other written evidence showing the

duration of the contract, excluding any automatic renewals or so-called "evergreen" provisions. This subsection does not apply to contracts to provide solid waste collection services to single-family residential properties in those enclaves described in s. 171.046.

Section 15. Severability

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 16. Inclusion In The Code Of Laws And Ordinances

The provisions of this Ordinance shall become and be made a part of the Palm Beach County Code. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and the word ordinance may be changed to section, article, or other appropriate word.

Section 17. Enforcement

This Ordinance is enforceable by all means provided by law. Additionally, the County may choose to enforce this Ordinance by seeking injunctive relief in the Circuit Court of Palm Beach County.

Section 18. Captions

The captions, section headings, and section designations used in this Ordinance are for convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.

Section 19. Effective Date

The provisions of this Ordinance shall become effective upon filing with the Department of State.

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APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach
County, Florida, on this the 19th day of April, 2005.

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, FLORIDA. BY ITS
BOARD OF COUNTY COMMISSIONERS

By: Judith Coe
Deputy Clerk

By: John F. Masi for
Tony Masilotti, Chairman

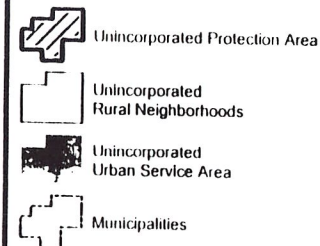
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: [Signature]
County Attorney

EFFECTIVE DATE: Filed with the Department of State on the 25th day of
April, 2005.

EXHIBIT 1

Unincorporated Protection Area



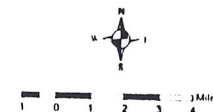
Unincorporated Rural Neighborhoods

- 01-70 Palm Beach Country Estates
- 08-02 Caloosa
- 08-03 Jupiter Farms
- 08-04 Indian Lakes Estates
- 08-05 Oak Wood Lands
- 09-01 Stonewall Estates
(AKA - Bayhill Estates)
- 09-02 The Acreage
- 09-04 Kramer's U/R
(AKA - Rustic Lakes)
- 10-03 Loxahatchee Groves
- 10-04 Deer Run
- 10-05 Sunny Urban Meadows
- 10-06 Fox Trail
- 10-08 Deer Run Plat 2
- 10-09 Las Flores Ranchos
- 10-10 Entrada Acres
- 10-11 Mandell
- 10-12 Santa Rosa Groves
- 10-13 Tall Pine Acres U/R
- 10-14 Waite Sub U/R
- 10-15 Canal Pine Acres
- 10-16 Dellwood Estates
- 10-17 White Fence Estates
- 11-03 Homeland

SOURCES: FBC Planning Division
Notes: Revised 05-1-00 Old 18D



**PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES**



Effective Date: 18D
Filename: N Map Series.MXD
Created: 05-1-00 Planning Dept

EXHIBIT 2

UNINCORPORATED RURAL NEIGHBORHOODS LIST

Map ID	Unincorporated Rural Neighborhoods -- Subdivisions --	Project Number
1-70	Palm Beach Country Estates	3000-002
8-02	Caloosa	0219-000
8-04	Indian Lake Estates	3000-096
8-05	Oak Wood Lands	3000-056
9-01	Bay Hill Estates (Stonewal Estates)	0377
9-04	Rustic Lakes (Kramer's U/R)	3000-100
10-04	Deer Run	1000-104
10-05	Sunny Urban Meadows	3100-146
10-06	Fox Trail	1000-173
10-08	Deer Run Plat 2	1000-031
10-09	Las Flores Ranchos	3000-047
10-10	Entrada Acres	3000-182
10-11	Mandell	3000-012
10-12	Santa Rosa Groves	3000-006
10-13	Tall Pine Acres	3000-031
10-14	Waite Subdivision	3000-023
10-15	Canal Pine Acres	3000-010
10-16	Dellwood Estates	3000-077
10-17	White Fence Estates	0720-000
11-03	Homeland	0256-000

Map ID	Unincorporated Rural Neighborhoods -- Neighborhood Plans --	Boundaries
8-03	Jupiter Farms Neighborhood Plan (including Trailwood)	See next page; taken from the Jupiter Farms Neighborhood Plan
9-02	The Acreage Neighborhood Plan	See next page; taken from The Acreage Neighborhood Plan
10-03	Loxahatchee Groves Neighborhood Plan	See next page; matches Legal Description from the Incorporation Bill

UNINCORPORATED RURAL NEIGHBORHOODS LEGAL DESCRIPTIONS

1-70 PALM BEACH COUNTRY ESTATES

THAT PART OF SECTION 9 LYING WEST OF THE FLORIDA TURNPIKE RIGHT-OF-WAY AND SOUTH OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-18 CANAL RIGHT-OF-WAY, THAT PART OF SECTIONS 15 AND 16 LYING WEST OF THE FLORIDA TURNPIKE RIGHT-OF-WAY, THAT PART OF SECTION 17 LYING SOUTH AND EAST OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-18 CANAL RIGHT-OF-WAY, AND THAT PART OF SECTION 22 LYING WEST OF THE FLORIDA TURNPIKE RIGHT-OF-WAY ALL IN TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

8-02 CALOOSA

PHASE 1

KNOW ALL MEN BY THESE PRESENTS THAT FOX TRAIL, INC., A FLORIDA CORPORATION, HOLDER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTIONS 27, 28, AND 34, OF TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CALOOSA, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 27; THENCE, SOUTH 89° 46' 07" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2395.00 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE, SOUTH 06° 10' 43" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 27, A DISTANCE OF 5367.99 FEET TO A 4" X 4" CONCRETE MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE, SOUTH 01° 44' 45" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 34, A DISTANCE OF 1062.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710 (A 200 FOOT ROAD RIGHT OF WAY); THENCE, NORTH 53° 17' 12" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1673.71 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE CONTINUE NORTH 53° 17' 12" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 710, A DISTANCE OF 1122.85 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE, CONTINUE NORTH 53° 17' 12" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710, A DISTANCE OF 1349.54 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 (a 220 FOOT CANAL RIGHT OF WAY); THENCE, CONTINUE NORTH 53° 17' 12" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710, A DISTANCE OF 223.86 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18; THENCE, CONTINUE NORTH 53° 17' 12" WEST, AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 710, A DISTANCE OF 2192.00 FEET; THENCE, NORTH 36° 42' 48" EAST, A DISTANCE OF 630.00 FEET; THENCE, NORTH 53° 17' 12" WEST, A DISTANCE OF 164.84 FEET; THENCE, NORTH 45° 10' 57" EAST, A DISTANCE OF 638.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 85° 27' 21" WEST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 55' 27", A DISTANCE OF 222.87 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 27° 22' 48" EAST, A DISTANCE OF 1049.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 510.91 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 25' 22" A DISTANCE OF 253.45 FEET TO THE END OF SAID CURVE AND THE NORTH LINE OF SAID SECTION 28; THENCE, NORTH 88° 57' 26" EAST, ALONG THE NORTH

LINE OF SAID SECTION 28, A DISTANCE OF 2195.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28 AND THE POINT OF BEGINNING (P. O. B.):

LESS HOWEVER, ALL THAT PART OF SAID CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18, LYING WITHIN THE ABOVE DESCRIBED PARCEL OF LAND.

PHASE 2

KNOW ALL MEN BY THESE PRESENTS THAT FOX TRAIL, INC., A FLORIDA CORPORATION, HOLDER OF THE LAND SHOWN HEREON, BEING ALL OF SECTION 21, AND A PORTION OF SECTIONS 20, 28, AND 29, OF TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CALOOSA 1ST ADDITION, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE, NORTH 01° 23' 59" EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 5317.10 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE, NORTH 88° 28' 22" WEST, ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 5348.54 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE, NORTH 88° 17' 31" WEST, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 5375.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20; THENCE, SOUTH 02° 25' 24" EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 2892.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710 (A 200 FOOT ROAD RIGHT OF WAY); THENCE SOUTH 53° 17' 12" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4505.88 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE, CONTINUE SOUTH 53° 17' 12" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1851.12 FEET TO THE EAST LINE OF SAID SECTION 29; THENCE, CONTINUE SOUTH 53° 17' 12" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2365.29 FEET TO THE MOST WESTERLY CORNER OF LOT 20 AS SHOWN ON PLAT CALOOSA, AS RECORDED IN PLAT BOOK 33, PAGES 90 THROUGH 92, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE FOLLOWING COURSES COMPRISING THE WESTERLY AND NORTHERLY BOUNDARY OF SAID PLAT OF CALOOSA:

NORTH 36° 42' 48" EAST, A DISTANCE OF 630.00 FEET; THENCE, NORTH 53° 17' 12" WEST, A DISTANCE OF 164.84 FEET; THENCE, NORTH 45° 10' 57" EAST, A DISTANCE OF 638.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 85° 27' 21" EAST; THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 55' 27", A DISTANCE OF 222.87 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 27° 22' 48", EAST, A DISTANCE OF 1049.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 510.91 FEET; THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 25' 22", A DISTANCE OF 253.45 FEET TO THE END OF SAID CURVE AND THE SOUTH LINE OF SAID SECTION 21; THENCE, NORTH 88° 57' 26" EAST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 2195.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING.

CONTAINING: 1346.71 ACRES, MORE OR LESS.

8-04 INDIAN LAKES ESTATES

PHASE I

BEING THE W. 1320' OF THE E. ½ OF SECTION 5, T41S., R.41E PALM BEACH COUNTY, FLORIDA.

PHASE II

EAST ½ OF SECTION 5, T41S, R41E, LESS THE WEST 1320', PALM BEACH COUNTY, FLORIDA.

8-05 OAKWOOD

THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 42 EAST; LESS THE WESTERLY 850 FEET OF THE NORTHERLY 1,420 FEET OF THE SAID SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 31.

CONTAINING 154.4 ACRES, MORE OR LESS.

9-01 BAYHILL ESTATES (STONEWALL)

THE WEST ½ OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND THAT PART OF THE WEST ½ OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST LYING SOUTH OF THE RIGHT-OF-WAY OF LAKE PARK WEST ROAD. TOGETHER WITH ALL OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST. LESS AND EXCEPTING THAT CERTAIN 60 FOOT WIDE STRIP OF LAND IN SAID SECTION 26, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3431, PAGE 762. SAID PROPERTY LOCATED ON THE SOUTH SIDE OF LAKE PARK WEST ROAD, APPROXIMATELY 1 ½ MILES WEST OF S. R. 7 (U.S. 441).

9-04 RUSTIC LAKES (KRAMER'S U/R)

THE EAST ONE-HALF (E ½) OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AS SHOWN ON THE JOHN P. DAVIS & ASSOCIATES, INC. SURVEY FOR A.H. KRAMER AND G. L. BURNS A COPY IS ON FILE IN THE SURVEY SECTION OF THE COUNTY ENGINEER.

10-04 DEER RUN

KNOWN ALL MEN BY THESE PRESENTS THAT SAFARI RANCHETTE ESTATES, INC., A FLORIDA CORPORATION; AND CHARLES A. NUGENT, JR. AND BARBARA A. NUGENT, HIS WIFE, JOHN B. MC CRACKEN AND CAROL A. MC CRACKEN, HIS WIFE, KEVIN A. REGAN, A SINGLE MAN, DOUGLAS G. HOWELL AND ANN A. HOWELL, HIS WIFE, CLYDE D. COCHRAN AND ANN S. COCHRAN, HIS WIFE, RAY A. MAIWURM, D.D.S. AND JUDITH E. MAIWURM, HIS WIFE, ALAN J. CIKLIN, A SINGLE MAN, H. NORMAN BOTT AND MARY E. BOTT, HIS WIFE, DAVID ROTH AND NANCY ROTH, HIS WIFE, LAKE LYTAL, JR. AND SUSAN LYTAL, HIS WIFE, JOSEPH J. REITER AND JANICE REITER, HIS WIFE, DR. HARRY E. LANGE, LAWRENCE KLEIN AND LYNN KLEIN, HIS WIFE, CHARLES R. REIF AND IVA M. REIF, HIS WIFE, PHILIP G. BUTLER, JR. A SINGLE MAN, DONALD J. SMITH AND JANE SMITH, HIS WIFE, DONALD A. HUGHES, JR. AND MARY LOU HUGHES, HIS WIFE, RICHARD G. LUBIN AND LOIS J. FRANKEL, HIS WIFE, PETER A. MANZ AND SARAH H. MANZ, HIS WIFE, JERRY G. GUFFEY, D.D.S., P.A. PROFIT SHARING TRUST, IAN MURPHY AND ROSE MARIE MURPHY, HIS WIFE, STEWART W. WOOFENDEN, TRUSTEE OF THE STEWART W. WOOFENDEN, D. O., P.A. PENSION TRUST, GENE A. TONN, SAMUEL YELIN, CARLOS RODRIGUEZ, MAXIMO GOMEZ, MILTON LA VERNIA, ANTONIO LOPEZ, JOSEPH W. WALIGA AND LILLIAN C. WALIGA, HIS WIFE, ALBERT ASSADOURIAN, BY THOMAS S. WALDRON, THEIR ATTORNEY IN FACT, BY VIRTUE OF THOSE CERTAIN POWERS OF ATTORNEY RECORDED IN O.R. BOOK 2896 PAGES 416 THROUGH 506 INCLUSIVE; OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTIONS 21, 22, 23, AND 26, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DEER RUN, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE, BEAR SOUTH 00° 11' 02" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5023.42 FEET; THENCE, SOUTH 89° 04' 05" EAST, ALONG THE NORTH LINE OF THE SOUTH 460.00 FEET OF SAID SECTION 23, A DISTANCE OF 290.01 FEET TO THE EAST LINE OF THE WEST 290.00 FEET OF SAID SECTION 23; THENCE, SOUTH 00° 11' 02" WEST, ALONG SAID LINE, A DISTANCE OF 360.03 FEET TO THE NORTH LINE OF THE SOUTH 100.00 FEET OF SAID SECTION 23; THENCE, SOUTH 89° 04' 05" EAST, ALONG SAID LINE, A DISTANCE OF 2345.16 FEET TO A POINT ON THE WEST LINE OF LION COUNTRY SAFARI ROAD (AN 80 FOOT ROAD EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2062, PAGE 1763, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA); THENCE, SOUTH 00° 56' 48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 23, SAID POINT ALSO BEING THE NORTH LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89° 04' 05" WEST, ALONG SAID LINE, A DISTANCE OF 2413.59 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF FOX TRAIL; THENCE, SOUTH 00° 58' 44" WEST, ALONG THE WESTERLY LINE OF SAID PLAT, A DISTANCE OF 219.99 FEET; THENCE, NORTH 44° 04' 39" WEST, A DISTANCE OF 311.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22, THENCE, CONTINUE NORTH 44° 04' 39" WEST, A DISTANCE OF 509.12 FEET TO THE NORTH LINE OF THE SOUTH 360.00 FEET OF SAID SECTION 22; THENCE, NORTH 89° 04' 39" WEST, ALONG SAID LINE, A DISTANCE OF 4878.01 FEET TO THE EAST LINE OF SAID SECTION 21; THENCE, NORTH 00° 19' 18" WEST, ALONG SAID LINE, A DISTANCE OF 0.15 FEET TO THE NORTH LINE OF THE SOUTH 360.00 FEET OF SAID SECTION 21; THENCE, NORTH 88° 14' 07" WEST, ALONG SAID LINE, A DISTANCE OF 5241.23 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE, NORTH 01° 14' 39" EAST, ALONG SAID LINE, A DISTANCE OF 5187.93 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE, SOUTH 89° 22' 25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 5096.71 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE, SOUTH 87° 15' 07" EAST, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 5284.92 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1260.494 ACRES, MORE OR LESS.

10-05 SUNNY URBAN MEADOWS

PHASE I

SUBDIVISION OF SECTION 8 TOWNSHIP 43S. RANGE 40E, PALM BEACH COUNTY, FLORIDA, LYING NORTH EAST OF L-8 CANAL

PHASE II

ALL THAT PART OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTHWESTERLY OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT L-8 SPUR CANAL (TIE BACK LEVEE) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE, SOUTH 86° 39'08" EAST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 4967.04 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SPUR CANAL; THENCE, SOUTH 45° 06'50" WEST, ALONG SAID LINE, A DISTANCE OF 1820.55 FEET; THENCE, SOUTH 51° 47'28" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 4808.56 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL L-8; THENCE, NORTH 38° 12'32" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 69.95 FEET TO THE WEST LINE OF SAID SECTION 9; THENCE, NORTH 01° 56'58" EAST, ALONG SAID WEST LINE, A DISTANCE OF 4496.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9 AND THE POINT OF BEGINNING.

CONTAINING: 273.29 ACRES

10-06 FOX TRAIL

KNOW ALL MEN BY THESE PRESENTS THAT FOX TRAIL, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 26, 35 AND 36 OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOX TRAIL, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL SECTION 26, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LESS HOWEVER THE FOLLOWING SPECIFICALLY DESCRIBED PARCEL.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00° 39' 02" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 5351.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE, SOUTH 89° 04' 05" EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 220.24 FEET; THENCE, SOUTH 00° 58' 44" WEST, A DISTANCE OF 3455.08 FEET; THENCE NORTH 88° 26' 08" WEST, A DISTANCE OF 189.79 FEET; THENCE SOUTH 00° 58' 22" WEST, A DISTANCE OF 1898.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PART OF SAID SECTION 35 LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF STATE ROAD 80, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE INTERSECTION OF THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35 WITH THE NORTH LINE OF SAID STATE ROAD 80 BEAR NORTH 88° 31' 51" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING.

THENCE CONTINUE NORTH 88° 31' 51" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 85.00 FEET; THENCE NORTH 01° 02' 59" EAST, PARALLEL WITH THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35, A DISTANCE OF 107.80 FEET; THENCE SOUTH 88° 31' 51" EAST, PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 80, A DISTANCE OF 85.00 FEET; THENCE, SOUTH 01° 02' 59" WEST, PARALLEL WITH SAID EAST LINE OF THE WEST ONE HALF (1/2) OF SECTION 35, A DISTANCE OF 107.80 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH A PARCEL OF LAND LYING IN SAID SECTION 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 36 WITH THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 80; THENCE SOUTH 88° 32' 06" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 712.23 FEET TO THE WEST LINE OF THAT CERTAIN 200 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1354, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 27' 10" EAST ALONG THE WEST LINE OF SAID RECORDED EASEMENT, A DISTANCE OF 3427.61 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 88° 46' 31" WEST ALONG SAID NORTH LINE, A DISTANCE OF 733.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 01° 06' 17" WEST ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3424.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTIES ARE SUBJECT TO AN 80 FOOT ROAD EASEMENT, (SHOWN HEREON AS LION COUNTRY SAFARI ROAD), AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2062, PAGE 1763, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID 80 FOOT ROAD EASEMENT LYING 40 FEET EACH SIDE OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 26 AND ALL THAT PART OF THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35 LYING NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD #80.

ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINING 1114.65 ACRES, MORE OR LESS.

10-08 DEER RUN PLAT 2

KNOW ALL MEN BY THESE PRESENTS THAT MARIO G. DE MENDOZA, III, AS TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING A PART OF SECTION 15, ALL OF SECTION 16, AND A PART OF SECTION 17, ALL LYING IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DEER RUN PLAT NO. 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE, BEAR NORTH 89° 22' 25" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, AND ALONG THE NORTH LINE OF THE PLAT OF DEER RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THOROUGH 39, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 5096.71 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE, NORTH 89° 41' 05" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 64.59 FEET TO THE EAST RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL L-8; THENCE, NORTH 01° 01' 21" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5533.36 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE, NORTH 89° 36' 27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 0.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16; THENCE, SOUTH 87° 10' 08" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 5306.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE, SOUTH 88° 08' 29" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 464.78 FEET; THENCE, SOUTH 01° 34' 09" WEST, A DISTANCE OF 5340.11 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE, NORTH 87° 15' 07" WEST, ALONG SAID SOUTH LINE, AND ALONG THE NORTH LINE OF SAID PLAT OF DEER RUN, A DISTANCE OF 557.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16, AND THE POINT OF BEGINNING.

CONTAINING: 715.21 ACRES, MORE OR LESS.

LESS A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BASED ON PALM BEACH COUNTY SECTION DATA, BEING THAT PORTION OF SAID SECTION 16 RESULTING FROM LANDS ABANDONED BY RESOLUTION NO. R-86-357 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 4851, PAGE 1228 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THAT PORTION OF SAID SECTION 17 LYING EAST OF THE EAST RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT CANAL L-8 AS REFERENCED ON THE PLAT OF "DEER RUN PLAN NO. 2", AS RECORDED IN PLAT BOOK 44, PAGE 171, OF SAID PUBLIC RECORDS

CONTAINING 416.545 ACRES, MORE OR LESS.

10-09 LAS FLORES RANCHOS

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, RUN S. 89° 04' 30" W. ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2443.21 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE SOUTH A DISTANCE OF 3519.92' FEET TO A POINT; THENCE RUN N. 89° 57' 05" W. A DISTANCE OF 2311.85 FEET TO A POINT; THENCE RUN N. 1° 14' 09" W. A DISTANCE OF 3480.26 FEET TO A POINT 60.0 FEET SOUTH OF THE NORTH LINE OF SECTION 15; THENCE RUN N. 89° 04' 30" E. A DISTANCE OF 2387.24' FEET TO A POINT OF BEGINNING, TOGETHER WITH AN EASEMENT OVER THE NORTH 60 FEET THEREOF, ALSO AN EASEMENT ACROSS THE OSCEOLA ROAD WHICH RUNS WESTERLY ON THE SECTION LINE BETWEEN SECTIONS 11 AND 14 AND 10 AND 15 AS MORE PARTICULARLY DESCRIBED IN DEED BOOK 1107, PAGE 210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

10-10 ENTRADA ACRES

KNOW ALL MEN BY THESE PRESENTS THAT BOCA GRANDE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN PARTS OF SECTION 36 OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ENTRADA ACRES, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 89° 13' 44" WEST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1370.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 19' 59" WEST A DISTANCE OF 3458.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 AS NOW LAID OUT AND IN USE; THENCE NORTH 88° 26' 31" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2413.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE-PRATT & WHITNEY ROAD, SAID SEMINOLE-PRATT & WHITNEY ROAD BEING RECORDED IN ROAD BOOK 4, PAGE 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 36' 00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 88.50 FEET; THENCE NORTH 88° 31' 10" EAST A DISTANCE OF 145.00 FEET; THENCE NORTH 01° 36' 00" EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE SOUTH 88° 31' 10" WEST A DISTANCE OF 145.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 01° 36' 00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3144.78 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 36; THENCE SOUTH 88° 46' 25" EAST ALONG SAID NORTH LINE A DISTANCE OF 1026.86 FEET TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89° 13' 44" EAST, ALONG SAID NORTH LINE OF SECTION 36, A DISTANCE OF 1370.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 189.48 ACRES MORE OR LESS.

(THE NORTH LINE OF SAID SECTION 36 IS ASSUMED TO BEAR NORTH 89° 13' 44" WEST AND ALL BEARINGS MENTIONED IN THIS DESCRIPTION ARE RELATIVE THERETO.)

SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

10-11 MANDELL

ALL PROPERTY LYING SOUTH AND EAST OF THE L-8 TIE BACK CANAL SECTION 9 TOWNSHIP 43 SOUTH RANGE 40 EAST PALM BEACH COUNTY FLORIDA, CONSISTING OF 333 ACRES MORE OR LESS.

10-12 SANTA ROSA GROVES

SECTION 32, TOWNSHIP 42 SOUTH, RANGE 40 EAST

10-13 TALL PINES

SW ¼ OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA. LESS THE NORTH 671.11 FEET OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA. SUBJECT TO A ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 100 FEET THEREOF AS RECORDED IN OFFICIAL RECORD BOOK 1428, AT PAGE 582, IN AND FOR THE RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING IN ALL 20.47 ACRES, MORE OR LESS.

10-14 WAITES SUBDIVISION

WEST ½ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR M CANAL

10-15 CANAL PINE ACRES

THE WEST ½ OF SECTION 5 AND SECTION 6, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LYING NORTH AND EAST OF THE L-8 CANAL RIGHT-OF-WAY, LESS THAT PORTION OF SECTIONS 5 AND 6 CONVEYED TO FLORIDA POWER AND LIGHT COMPANY, PALM BEACH COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS, RESTRICTIONS AND RESERVATIONS OF RECORD.

10-16 DELLWOOD ESTATES

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 60.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE SOUTH ALONG THE EAST LINE OF SAID SECTION 1635.3 FEET TO A POINT; THENCE RUN WESTERLY S 89° 04' 30" W PARALLEL TO THE NORTH LINE OF SAID SECTION 15, 1283.2 FEET TO A POINT, THENCE RUN N 89° 04' 30" E PARALLEL TO AND 60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 15, 1283.2 FEET TO THE POINT OF BEGINNING. LESS EAST 30' FOR DRAINAGE. THIS TRACT CONTAINS 47.04 ACRES.

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, RUN S 89° 04' 30" W ALONG THE NORTH LINE OF SAID SECTION 1343.21 FEET TO A POINT; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 60.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE ON A BEARING OF SOUTH, 3818.42 FEET TO A POINT; THENCE RUN N 89° 57' 05" W PARALLEL TO THE SOUTH LINE OF SAID SECTION 15, 1099.86 FEET TO A POINT, THENCE RUN NORTH PARALLEL TO THE EAST LINE OF SAID SECTION, 3799.73 FEET; THENCE RUN N 89° 04' 30" E PARALLEL TO AND 60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, 1100.0 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 96.176 ACRES.

10-17 WHITE FENCE ESTATES

KNOWN ALL MEN BY THESE PRESENTS THAT FAIR WEATHER PROPERTIES, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND MARY ANNE MC PHAIL, OWNERS OF THE LAND SHOWN HEREON AS "WHITE FENCES EQUESTRIAN ESTATES", BEING A PLAT OF A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BASED ON PALM BEACH COUNTY SECTION DATA, BEING THAT PORTION OF SAID SECTION 16 RESULTING FROM LANDS ABANDONED BY RESOLUTION NO. R-86-357 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 4851, PAGE 1228 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THAT PORTION OF SAID SECTION 17 LYING EAST OF THE EAST RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT CANAL L-8 AS REFERENCED ON THE PLAT OF "DEER RUN PLAN NO. 2", AS RECORDED IN PLAT BOOK 44, PAGE 171, OF SAID PUBLIC RECORDS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE S. 89° 25' 40" E., ALONG THE SOUTH LINE OF SAID SECTION 16 AND THE NORTH LINE OF THE PLAT OF "DEER RUN" AS RECORDED IN PLAT BOOK 35, PAGE 34 OF SAID PUBLIC RECORDS, A DISTANCE OF 4454.23 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID "DEER RUN PLAT NO. 2" (NON-ABANDONED PART); THENCE DEPARTING SAID LINES (2), THE NEXT 3 CALLS BEING ALONG THE WESTERN MOST LIMITS OF THE NON-ABANDONED PART OF SAID "DEER RUN PLAT NO. 2" AS EVIDENCED BY MONUMENTATION DISCOVERED DURING FIELD SURVEY (LOTS 10-13, 82, 93-

103), N. 01° 30' 54" E., A DISTANCE OF 1500.41 FEET TO A FOUND NAIL AND DISC, PLS#3426; THENCE N.88°28'38"W., A DISTANCE OF 1454.55 TO A FOUND BOLT AND WASHER, #2424; THENCE N. 01° 30' 00" E., A DISTANCE OF 3299.84 FEET TO A FOUND ROD AND CAP, "BENCHMARK"; THENCE N. 88° 29' 46" W., ALONG THE SOUTH LINE OF LOTS 66-68 OF SAID NON-ABANDONED PART AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1473.71 FEET; THENCE N. 01° 30' 54" E., A DISTANCE OF 582.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE N. 87° 44' 47" W., ALONG SAID NORTH LINE, A DISTANCE OF 1642.07 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16 AND THE NORTHEAST CORNER OF SAID SECTION 17; THENCE N. 89° 51' 59" W., ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 0.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID CANAL L-8; THENCE S. 00° 57' 19" W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 5479.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17; THENCE S. 89° 44' 20" E., ALONG SAID SOUTH LINE, A DISTANCE OF 64.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 416.545 ACRES, MORE OR LESS.

11-03 HOMELAND

KNOW ALL MEN BY THESE PRESENTS THAT MILLER AMERICAN INDUSTRIES, INC., A DELAWARE CORPORATION, BEING AN OWNER OF THE LAND SHOWN HEREON, AND JOINED BY WILEY R. REYNOLDS, III, AS ATTORNEY IN FACT FOR THE FOLLOWING INDIVIDUAL TITLE HOLDERS: MARGUERITE FLEURY, ROLAND BEHLES, BRUNO WILMANN, REINHARD BRANDNER, DR. BEAT KELLER AND DOMINGO-ANSTALT, ALSO OWNERS OF THE LAND SHOWN HEREON, BEING ALL OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 41 EAST; ALL OF TRACT 38, HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 41 EAST; AND PART OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HOMELAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 41 EAST; LOTS 1 TO 8 INCLUSIVE, TRACT 38, HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 41 EAST; SECTION 2, LESS THE EAST THREE QUARTERS OF THE SOUTHEAST ONE QUARTER, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

8-03 JUPITER FARMS

ALL OF SECTIONS 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, ALL OF SECTIONS 1, 2, 3, THE EAST ONE-HALF (E ½) OF SECTIONS 4 AND 9, ALL OF SECTIONS 10, 11, 12, 13, 14, 15 AND 16 ALL IN TOWNSHIP 41 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, ALL OF SECTION 7, LESS THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) AND THAT PART OF SECTION 18 LYING WEST OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-18 CANAL RIGHT-OF-WAY ALL IN TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

9-02 THE ACREAGE

THE WEST ONE-HALF (W ½) OF SECTION 17, ALL OF SECTIONS 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34 AND 35 ALL IN TOWNSHIP 42 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, ALL OF SECTIONS 2, 3, 4, 9, 10 AND 11 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THE SOUTH ONE-HALF (S ½) SECTIONS 13, 14, AND 15, ALL OF SECTIONS 23, 24, 25, 26, 35 AND 36 ALL IN TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH

ALL OF SECTION 10, THAT PART OF SECTION 11 LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF 50TH STREET NORTH, THE WEST THREE-QUARTERS (W ¾) OF SECTION 13, ALL OF SECTION 14, THE WEST THREE-QUARTERS (W ¾) OF SECTION 24 AND THE WEST THREE-QUARTERS (W ¾) OF SECTION 25 ALL IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

10-03 LOXAHATCHEE GROVES (TAKEN FROM LG INCORPORATION CHARTER)

THAT PORTION OF LOXAHATCHEE SUB-DRAINAGE DISTRICT, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION EIGHTEEN (18) IN TOWNSHIP FORTY-THREE (43) SOUTH, RANGE FORTY-ONE (41) EAST, PALM BEACH COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH LINE OF SECTION EIGHTEEN (18) AND SEVENTEEN (17) OF SAID TOWNSHIP TO THE NORTHEAST CORNER OF SECTION SEVENTEEN (17) IN SAID TOWNSHIP AND RANGE; THENCE RUN SOUTH ALONG THE EASTERN BOUNDARY OF SECTION SEVENTEEN (17) TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF SECTION TWENTY-ONE (21) AND OF SECTION TWENTY-TWO (22) TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SAID SECTION TWENTY-TWO (22); THENCE RUN SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION TWENTY-TWO (22) TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION; THENCE RUN WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION TWENTY-TWO (22) TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION; THENCE RUN SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-TWO (22) AND OF THE WEST HALF OF WEST HALF OF SECTION TWENTY-SEVEN (27) AND OF THE WEST HALF OF WEST HALF OF SECTION THIRTY-FOUR (34) TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 80, IN SECTION THIRTY-FOUR (34); THENCE WEST ALONG THE NORTHERN EDGE OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 80, ACROSS THE WEST HALF OF WEST HALF OF SECTION THIRTY-FOUR (34) AND ACROSS SECTION THIRTY-THREE (33), THIRTY-TWO (32), AND THIRTY-ONE (31) IN SAID TOWNSHIP TO THE POINT WHERE THE RANGE LINE DIVIDING RANGES FORTY (40) AND FORTY-ONE (41) EAST INTERSECTS SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 80; THENCE NORTH ALONG THE WEST LINE OF SECTIONS THIRTY-ONE (31), THIRTY (30), NINETEEN (19) AND EIGHTEEN (18) TO THE POINT OF BEGINNING, EMBRACING APPROXIMATELY SIX THOUSAND NINE HUNDRED THIRTY FIVE AND 56/100 (6,935.56) ACRES.

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, SHARON R. BOCK, Clerk & Comptroller certify
this to be a true and correct copy of the original
filed in my office on APR 19 2005

dated at West Palm Beach, Fla. on 5-5-2005

By: Judith E. Bock
Deputy Clerk

